

PLANNING BOARD
TOWN OF WILBRAHAM
240 Springfield Street
Wilbraham, Massachusetts 01095

Frederic Fuller, Chairman
Adam Basch
John Boudreau
Richard Butler
Dean Stroshine
David Crevier, Associate



John Pearsall, Planning Director
Karen Benoit, Admin. Assistant

Phone: (413) 596-2800, Ext. 203
FAX: (413) 596-9256
planning@wilbraham-ma.gov

MINUTES OF THE WILBRAHAM PLANNING BOARD
WEDNESDAY, MAY 16, 2012

In attendance: Frederic Fuller, Chairman
Adam Basch (Departed at 7:55 PM)
Richard Butler
Dean Stroshine
David Crevier, Associate

Staff: John Pearsall, Planning Director
Karen Benoit, Administrative Assistant

The meeting was called to order at 7:00 PM by Chairman Fuller.

1. Approval of Minutes

Chairman Fuller called for a motion to approve the minutes of the April 18, 2012, meeting as submitted.

MOTION (BUTLER, STROSHINE): To approve the minutes of the April 18, 2012 meeting as submitted. Approved (3-0).

2. Building Inspector's Report

Building Inspector Lance Trevallion was not in attendance. Planning Director John Pearsall briefly described Mr. Trevallion having contact with representatives from the U.S. Tae Kwon Do Center located at 28 Stony Hill Road regarding their need to file an amendment to the Board of Appeals for a larger swimming pool, a basketball court and other miscellaneous site improvements.

3. Public Hearing

Site Plan Approval, Proposed Addition & Site Improvements
Wilbraham Insurance, 2361 Boston Road

(Digitally recorded)

Chairman Fuller opened the public hearing and read the legal notice into the record. Jon Goddard, Architect from R. Levesque & Associates, and Peter Williams from Hometown Builders, appeared before the Board on behalf of owner Mark McClure of the Wilbraham Insurance Agency to request site plan approval for an addition to their office building and expanded paved parking at the property located at 2361 Boston Road.

Mr. Goddard stated that the existing 1,000-square-foot building would need a modest expansion of 450 square feet for additional office space, which would prompt the need for expanded parking and redesigned handicap accessibility. Mr. Goddard states that the existing parking lot has only 6 spaces, and the new proposal includes 10 spaces. He also reviewed lighting and the handicap ramp that will be installed and the extension of the vestibule area that would require a special permit finding through the Board of Appeals. Abutting neighbors voiced their concern over the parking lot moving closer to their property and lighting on the premises that could possibly have a negative effect on their property. Mr. Goddard stated that a vegetative buffer along the property line is proposed, and the lighting will be full cut-off to prevent scatter onto abutting neighbors. The abutting neighbors requested that a fence be erected in lieu of the vegetative buffer so that the parking lot and any activity thereon would not be visible. Mr. Peter Williams, acting as the owner's representative, agreed to the installation of fencing in lieu of a vegetative buffer. No other objection or opposition was heard.

The public hearing was closed at 7:52 PM.

MOTION (BASCH, BUTLER): To approve the request for site plan approval with conditions and subject to special permit approval through the Board of Appeals. Approved (3-0).

**4. Public Hearing – Special Permit (SP12-01)
Ridgeline & Hillside District Site Plan Approval
Garage Addition & Detached Buildings – Land of Kent Pecoy, 17 Peak Road
Nonsub Plan (12-02) – Land of Pecoy, 15 & 17 Peak Road**

(Digitally recorded)

Chairman Fuller opened the public hearing and read the legal notice into the record. Board Member Adam Basch recused himself due to a professional conflict and left the meeting. Chairman Fuller designated Board Member David Crevier to serve as alternate voting member in place of Mr. Basch.

Kent Pecoy appeared before the Board to request site plan approval as required under the Ridgeline and Hillside District as well as the construction of a garage and cabana on his property located at 17 Peak Road. Also requested was the approval of Nonsub Plan (12-02) which shows a slight revision of lot lines between 15 & 17 Peak Road. Planning Director John Pearsall clarified the nature of the application for the record stating that the addition to the house that was damaged by the tornado was already approved by the Planning Board and it only factors in because of the aggregate garage space with the proposed (rebuilt) detached garage and cabana as follows: a new detached 18' by 24' accessory building for use as a cabana, the demolition of the existing 24' by 24' detached two-bay garage, and the construction of a new 57' by 26' detached three-bay garage with porte cochere.

Mr. Pecoy stated that along with the repair to the home and rebuild of the detached garage that were hit by the tornado, he also lost many trees and shade to the area prompting the need for the cabana. He also reviewed the history of abutting property, 15 Peak Road, and stated that the tornado halted his plans to build a home on that parcel but the revision of the side lot lines would be needed to comply with the new setbacks. Chairman Fuller read memos into the record from the Wilbraham Police Department and the Wilbraham Fire Department, to which Mr. Pecoy had no issue. Abutting neighbors voiced their concern over the existing water issues on their property since the installation of the septic system on 15 Peak Road, the "defoliation" of the mountain when "Mr. Pecoy built a road" and the subsequent drainage problems. Mr. Pecoy stated that he had engineers on site to mitigate drainage concerns prior to any cutting or septic system installation. Chairman Fuller reminded the public that it was 17 Peak Road, not 15 Peak Road, that was the subject of the special permit application; but Board Member Richard Butler agreed to look into the matter at a later date. With no further comment, Chairman Fuller closed the public hearing.

The public hearing was closed at 8:30 PM.

MOTION (BUTLER, STROSHINE): To waive further site plan review under the Ridgeline and Hillside District. Approved (3-0).

MOTION (STROSHINE, CREVIER): To approve Special Permit (SP12-01) subject to conditions and to authorize Planning Director John Pearsall to draft a decision of approval. Approved (4-0), with Associate Member David Crevier voting as alternate voting member.

MOTION (BUTLER, STROSHINE): To approve Nonsub Plan (12-02) as submitted and to authorize Chairman Fuller to endorse the plan. Approved (3-0).

Chairman Fuller endorsed the plan.

5. Appointment – Charles Phillips, OSRP Chairman

Town-Owned Properties Scheduled for Designation as Open Space

OSRP Chair Charles Phillips appeared before the Board with an Open Space Conversion Process Proposal for their review which shows OSRP's timeline in their identification of parcels, meetings with the Conservation Commission and Selectmen and their quest to designate municipal land to open space. The Board reviewed the timeline and suggested a joint meeting with Conservation Commission, OSRP and the Planning Board should be held, and the public hearing should be scheduled for September. The Board agreed to revisit this item at future meetings.

6. Appointment – Anthony Carnevale

Washington Heights Subdivision

Request for Phased Development, Modified Cutting Plan, Proposed Water System Modification

Anthony Carnevale, owner of A.C. Homebuilding and developer of Washington Heights Subdivision, appeared before the Board with his attorney Brian Fitzgerald to discuss a modified cutting plan as referenced in Paragraph 16 of the Washington Heights Subdivision dated December 16, 2008. Mr. Carnevale states that in order to clear and create Nicola Way, he needs to move the existing home located at 99 Manchonis Road to Lot #27 as noted in Paragraph 24 of the decision, and he is requesting to continue the clearing to prepare part of the new roadway. He stated that he would like to clear a 60-foot wide strip to Lot #7 of the approved subdivision and create a turnaround/temporary easement cul-de-sac in the first phase of development as shown on plans presented. He added that there was a lot of tree damage from recent storms and the clearing would allow for utilities and grading for the new road and then stop at Lot #7 until more lots have been sold and developed, then continue the loop to finish the subdivision within a year or so. Mr. Carnevale added that the electric company has designed a layout and made provisions for the remaining service, and he has met with Water Superintendent Mike Framarin who, with Town Engineer Ed Miga, has approved 900 feet of water line to the cul-de-sac. Mr. Fitzgerald then discussed the original water line coming in from Seneca Street which currently serves four homes and in the court decision's Declaration of Rights, the Court found that Mr. Carnevale has the right to improve the street as well as the water line. Originally, it was intended that the 6" water line would come from Seneca Street and loop around the development, but it was found that the existing system is an old, frail asbestos line and is in need of repair. Mr. Fitzgerald stated that Mr. Carnevale would like to improve the entire water line. Planning Director John Pearsall stated that per Mike Framarin, replacing the 6" line with an 8" line will not only improve the water pressure but will also be a significant improvement to the Town's water system at no cost to the Town. Mr. Pearsall added that the DEP is concerned about the lines and wants the Town to abandon them. Plans will need to be submitted to the DPW and Water Department, and a letter will be sent to the Planning Board for their approval.

MOTION (BUTLER, STROSHINE): To approve the phased development, cutting plan and water system modification as requested pending the submittal of final plans. Approved (3-0).

7. **Old Business**

A. Wilbraham Vision Task Force Update

Chair Charles Phillips provided a brief update on the work of the Vision Task Force. There was no action taken by the Planning Board.

B. Farmer's Market Proposal – Life Care Center, 2399 Boston Road

The Board reviewed the proposal to have a farmer's market at the Life Care Center located at 2399 Boston Road. Planning Director John Pearsall stated that he had spoken with the representatives from Life Care Center that are trying to organize the farmer's market for five Mondays in August, 10:00 AM to 1:00 PM. He added that there will be three to five vendors on the grass area and plan to park vehicles behind the Pizza Pub as well as the right side of the driveway going into the facility. Mr. Pearsall stated that he has spoken to the Police Chief and the Fire Safety Officer who had no issues with the parking as long as the first 40 feet are not utilized and there are "No Parking" signs on the other side. The Planning Board approved the farmer's market proposal as requested.

8. **Set Meeting Schedule**

The Board agreed to meet on June 6th and June 27th.

Having no further business, the meeting was adjourned at 10:10 PM. The Board will reconvene at its next scheduled meeting on Wednesday, **June 6, 2012 at 7:00 PM** in the Selectmen's Meeting Room.

Submitted:

Approved As To Form And Content:

Karen Benoit, Administrative Assistant
Date: _____

Frederic Fuller, Chairman
Date: _____